



FEMA

October 1, 2019

Kathryn Vallis, Coastal Resources Planner
Lake Michigan Coastal Program
Indiana Department of Natural Resources
Indiana Dunes State Park Annex Office
1600 North 25 East
Chesterton, IN 46304

Re: Community Safe Room Construction in Camp ToPeNeBee
Michigan City, LaPorte County, Indiana
PDMC-PJ-05-IN-2018-006

Dear Ms. Vallis:

Attached is an application from the Indiana Department of Homeland Security to build three community safe rooms within Camp ToPeNeBee near Michigan City, in La Porte County. The project is located within the Coastal Zone Management Act boundaries for Lake Michigan. The project purpose is to build safe sheltering in the event of Severe Weather at the individual camps within Camp ToPeNeBee. Each safe room will be 864 square feet and the project is new construction including connection to existing utilities on site. The project is located at 0377 North Holmesville Road, Michigan City, Indiana 46360. The specific locations of each safe room are shown on the attached map.

Federal Program: Pre-Disaster Mitigation Program

Authorization: Section 203 of Robert T. Stafford Disaster Relief and Emergency Assistance Act

Total Project Cost: \$611,100.00 Federal Share: \$458,325.00

Anticipated State Date: Only After Environmental Review, Program Review, and Award

Project Duration: 2 years

Federal Funding Agency: Federal Emergency Management Agency

Agency Point of Contact: Duane Castaldi, Regional Environmental Officer

Mailing Address: 536 S. Clark St. Ste, 600, Chicago, IL 60605

Duane.Castaldi@fema.dhs.gov 312-408-5549

The proposed activity complies with Indiana's approved coastal management program and will be conducted in a manner consistent with such program. Please provide FEMA with concurrence of this determination within 60 days.

FEMA looks forward to receiving the Indiana Department of Natural Resources Coastal Concurrence. If you have questions regarding this submission or require more information, feel free to contact me at 312-408-5549 or at duane.castaldi@fema.dhs.gov.

Sincerely,



Duane Castaldi
Regional Environmental Officer
FEMA Region V

enclosures



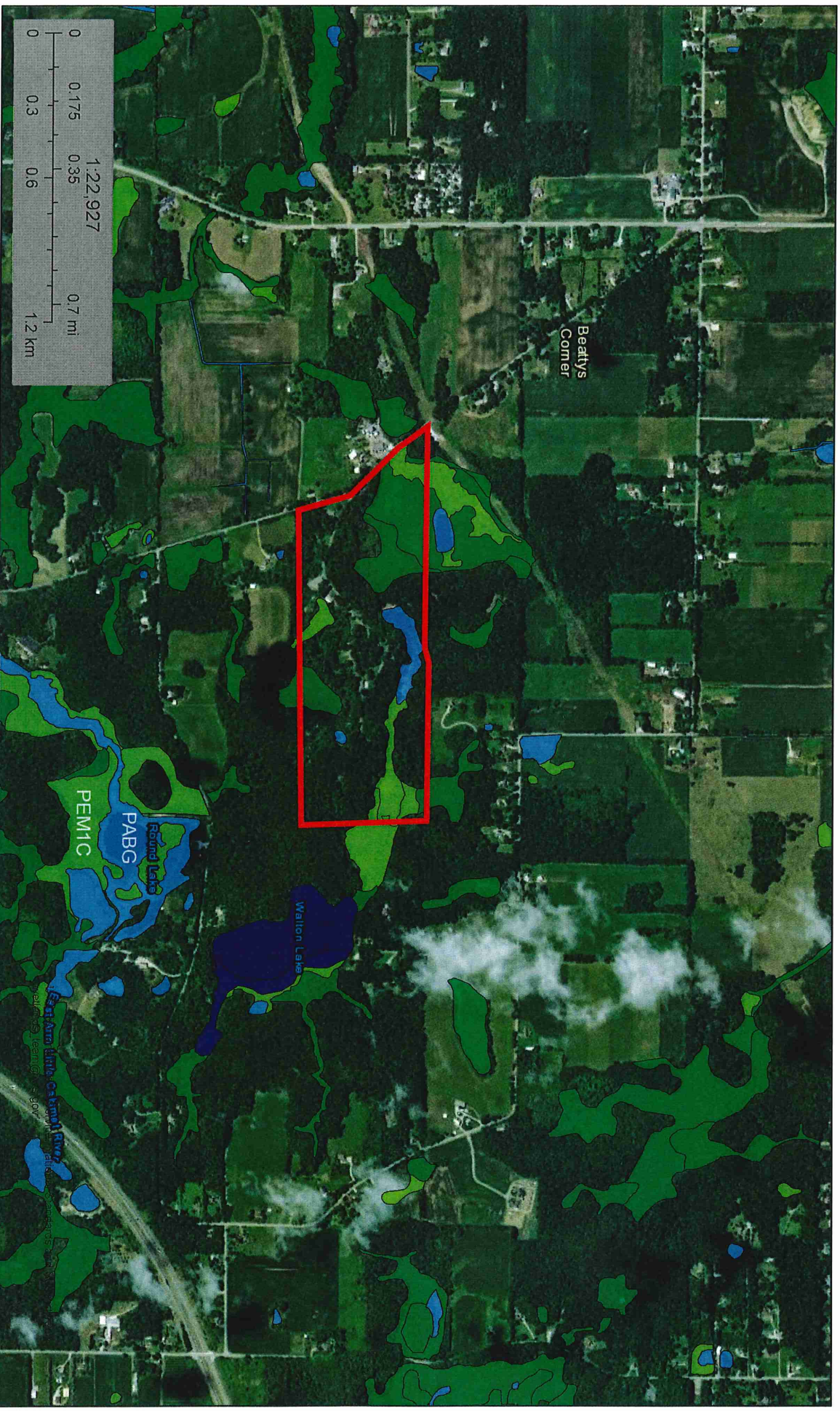
U.S. Fish and Wildlife Service

National Wetlands Inventory

PDMC 18 - Camp ToPeNeBee Safe Room

Address: 0377 North Holmesville Road, Michigan City, IN 46360

Parcel ID: 46-05-33-400-004.000-046

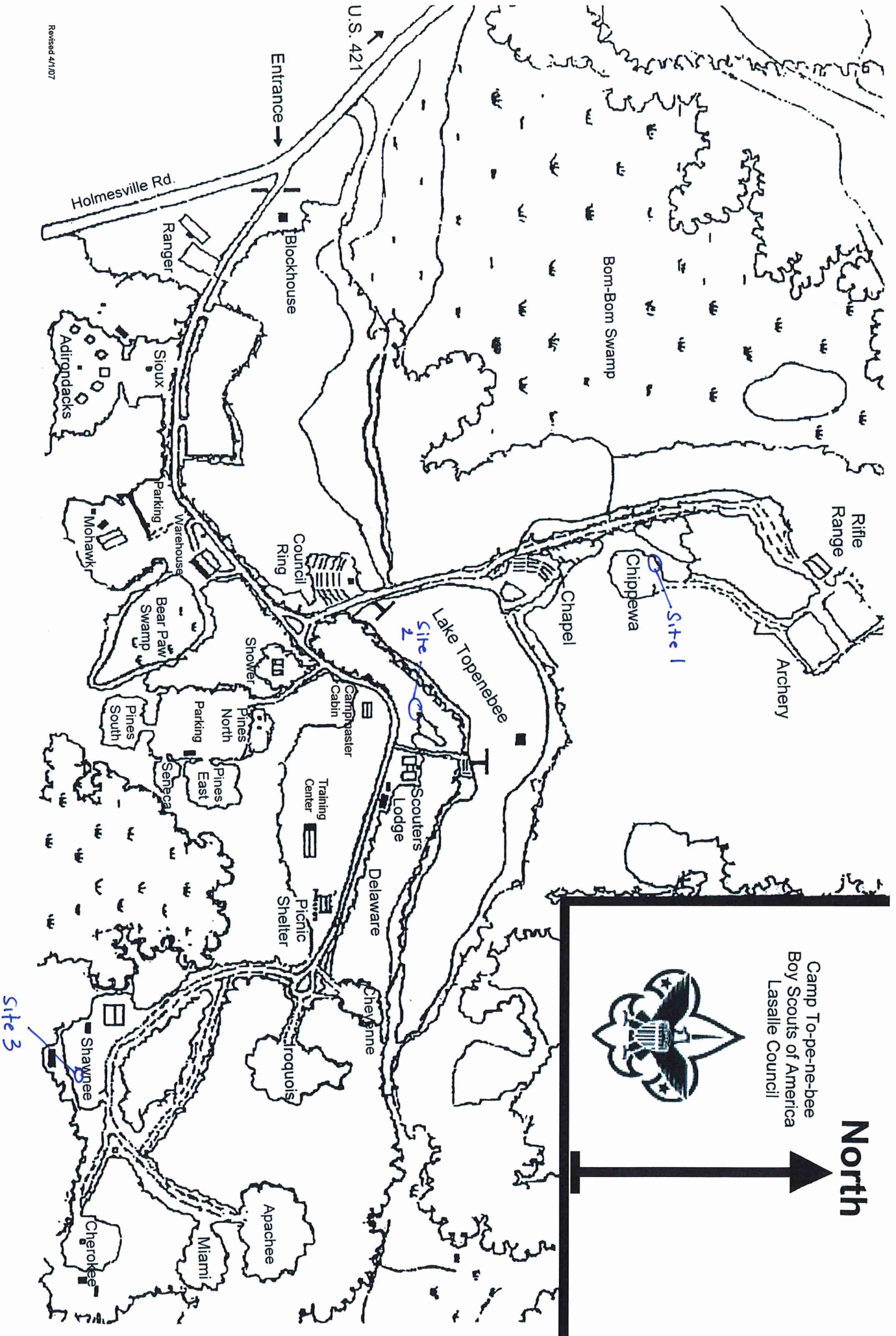


July 19, 2018

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | | | Freshwater Pond | | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Entire Application View

Subgrant Project Application**Application Title:** Camp ToPeNeBee Shelter Plan**Subgrant Applicant:** Indiana Department of Homeland Security**Application Number:****Application Year:** 2019**Grant Type:** Project Application**Address:** 302 West Washington Street Room E-321, Indianapolis, IN 46204-4701

Subapplicant Information

Name of Subapplicant Indiana Department of Homeland Security

State IN

Type of Subapplicant State Government

Legal status, function, and
facilities owned:

State Tax Number:

Federal Tax Number:

Other type name:

Federal Employer Identification (EIN) 35-6000158

What is your DUNS Number? 087173519 -

Is Subapplication subject to review by Executive Order
12372 Process? No. Program is not covered by E.O. 12372

Is the Subapplicant delinquent on any Federal debt? No

Explanation:

Community Information

Please provide the name of each community that will benefit from this mitigation activity by clicking on the Find Community button. You shall modify Congressional District for each community by directly editing the textbox(es) provided. You should also notify your state NFIP coordinator so that it can be updated in the Community Information System database. When you are finished, click the *Save and Continue* button below.

State	County Code	Community Name	CID Number	CRS Community	CRS Rating	State Legislative District	US Congressional District
IN	180144_QBM0Z09W9	LA PORTE COUNTY*	180144	N		180144	3

Comments

Attachments

Name

File Size (KB)

State	IN	
Community Name	LA PORTE COUNTY*	
County Name	INDIANA	
County Code	LAPORTE COUNTY	
City Code	180144	
FIPS Code	091	Help
CID Number	180144	Help
CRS Community	N	
CRS Rating		
State Legislative District	180144	
US Congressional District	3	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	01-15-1976	
Date of most recent Community Assistance Visit (CAV) ?	05-11-2016	Help

41.36989

Longitude:

-86.52708

Describe the need for this activity. Why should this mitigation activity be completed?

The threat of severe weather at Camp ToPeNeBee is a continual concern, as the safety of our campers, staff and guests are of paramount importance to the management of the LaSalle Council, Boy Scouts of America. Currently, there are no storm shelters at Camp ToPeNeBee. The lake, residing in the middle of camp, makes it necessary to have three storm shelters. Circumnavigating the lake on property takes time, especially for children. Therefore, we are looking to build more than one shelter. The current shelters we use are the existing buildings at camp, which are wooden framed and wrapped in windows, which make flying debris an increased danger. One tornado reported by the National Climate Data Center (NCDC) occurred in 2010 and resulted in approximately \$500,000 in property damages as it touched down near Watanah, IN, 14 miles South of Camp ToPeNeBee. Several business structures were destroyed, and debris carried up to a mile. Another event as recent as 2014 resulted in several snapped and uprooted trees. Structural damages were caused to numerous homes, including from falling trees near Kingsford Heights, IN, 18 miles South of Camp ToPeNeBee. Campers and camp personnel have had to find shelter on several occasions. Severe weather forced them to safer areas once in 2013, 2015, 2016 and 2017. In 2015 and 2018, trees fell onto tents. Luckily, the campers and personnel had moved into buildings around camp. This is not an ideal safety plan, but due to our present facilities, which are lacking, we have approached this plan as our best option. Severe weather can be extremely dangerous when providing an outdoor youth experience. Although our property enjoys year-round usage, there is a surge of attendance and staff during the months of highest risk of severe weather, and the potential for injury and loss of life is increased significantly. Indiana regularly ranks in the top ten states in tornado occurrences, fatalities and damage caused by tornadoes. Even when tornadoes don't form, the camp is under regular threat from severe thunderstorms. There is inherent risk in any outdoor activity, and the installation of the emergency siren enables us to warn campers, staff and guests to seek shelter. Most of the structures located on the camp property are wood framed buildings, built on concrete slabs. None of these buildings are designed to be utilized to safely shelter individuals from the destructive power of tornadoes and high wind events. The management at Camp ToPeNeBee recognizes that it is necessary to upgrade the sheltering capabilities within the camp in order to provide the safest environment possible for campers, staff, and guests in the event of a tornado or other severe weather event. The latitude and longitude for the shelters are: 41.3829 N/-86.52708 W, 41.36989 N/-86.52815 W and 41.36693 N/-86.52490 W.

Who will the mitigation activity benefit and/or impact?

The proposed Camp ToPeNeBee Storm Shelters will benefit the 3,225 annual campers, staff and guests, that are served by this property. On the busiest days, there are approximately 375 campers, staff and guests on property.

How will the mitigation activity be implemented?

Upon award of the project, the final architectural and engineering drawings will be completed. A bid request will be published to secure a contractor to complete the construction. Once awarding of the contract and all required permits are secured, the construction will begin and will be monitored by the project manager to assure the work is completed properly and within budget. Additionally, the state will periodically inspect the progress of the construction. While construction is underway, the LaSalle Council, BSA Health and Safety Committee will establish an Operations and Maintenance Plan for getting campers, staff and guests into the Community Safe Rooms efficiently during the threat of severe storms.

Describe how the project is technically feasible and will be effective in reducing the risk by reducing or eliminating

damage to property and/or loss of life in the project area. Please include engineering design parameters and references to the following: preliminary schematic or engineering drawings/design; applicable building codes; engineering practices and/or best practices; level of protection (e.g., life safety, 100-yr floor protection with freeboard, 100-yr wind design, etc.):

The project is technically feasible as it will be a stand-alone structure with just an open-air canopy up top and can utilize common ICF (insulated concrete forms) and/or architectural/structural precast concrete panel systems. The project will be very effective in reducing or eliminating damage to property or loss of life; since the project will incorporate the latest FEMA P-361 Community Safe Room design criteria and parameters.

would interfere with its primary use as a Safe Room. The covered pavilions will be built as funds come in during the capital campaign.

If you would like to make any comments, please enter them below:

The latitude and longitude for the three shelters are: 41.36829 N / -86.52708 W, 41.36989 N / -86.52815 W and 41.36693 N / -86.52490 W.

Attachments (File Size):

[Intent to draft O & M Plan-BSA.pdf](#) (782 KB)

[Camp ToPeNeBee Topographic.png](#) (1572 KB)

[Valparaiso to Camp ToPeNeBee.png](#) (415 KB)

[Storm Shelter Drawings.pdf](#) (667 KB)

[LaSalle Storm Shelter Example.pub](#) (261 KB)

[ToPeNeBee Storm Shelter Locations.pdf](#) (652 KB)

[Actual Costs.xlsx](#) (10 KB)

[South Bend to Camp ToPeNeBee.png](#) (398 KB)

[Safe Room Layout.pdf](#) (114 KB)

Does this property have an [NFIP Policy Number](#) No
FMA Repetitive Loss No
FMA Severe Repetitive Loss No
Property Locator Number
Hazards to be mitigated: Severe Storm(s), Tor
* Property Action

Property Information II:

Substantially Damaged? No

[Purchase Offer Amount](#)

[Base Flood Elevation](#) feet

[First Floor Elevation](#) feet

Number of feet the lowest floor elevation of the structure is being raised above Base Flood Elevation feet

Foundation type

* [Flood Zone Designation](#)

How was cost-effectiveness determined for this property:

Comments

Attachments

Name

206.1 - Safe Room (Tornado and Severe Wind Shelter) - Private Structures Federal Share: \$ 458,325.00

Item Name	Cost Classification	Unit Quantity	Unit of Measure	Unit Cost (\$)	Cost Estimate (\$)
Site Development	Land Development	3.00	Each	\$ 20,000.00	\$ 60,000.00
Storm Shelter Construction	Construction And Project Improvement	3.00	Each	\$ 65,000.00	\$ 195,000.00
Men and Women's Toilets (2 total per shelter)	Construction And Project Improvement	3.00	Each	\$ 15,000.00	\$ 45,000.00
Exhaust @ R.R.	Equipment	3.00	Each	\$ 2,000.00	\$ 6,000.00
Generator	Equipment	3.00	Each	\$ 5,000.00	\$ 15,000.00
Electrical and Lighting	Construction And Project Improvement	3.00	Each	\$ 3,000.00	\$ 9,000.00
Sidewalk ADA Access	Land Development	3.00	Each	\$ 20,000.00	\$ 60,000.00
Escalation (10%)	Construction And Project Improvement	3.00	Each	\$ 13,000.00	\$ 39,000.00
Construction Contingency (12%)	Contingencies	3.00	Each	\$ 15,600.00	\$ 46,800.00
Project Grant Management	Administrative Expense	3.00	Each	\$ 10,000.00	\$ 30,000.00
A/E Design Fees (10%)	Administrative Expense	3.00	Each	\$ 13,000.00	\$ 39,000.00
General Contractor O&P (15%)	Administrative Expense	3.00	Each	\$ 19,500.00	\$ 58,500.00
Bond (2%)	Administrative Expense	3.00	Each	\$ 2,600.00	\$ 7,800.00
				Total Cost	\$ 611,100.00

Total Project Cost Estimate: \$ 611,100.00

Cost Effectiveness

Attach the Benefit Cost Analysis (BCA), if completed for this project

Name	File Size (KB)
BSA LaSalle Council BCA.zip	3314
Net Present Value of Project Benefits (A)	\$ 4802424.0
Total Project Cost Estimate (B)	\$ 695436.0
What is the Benefit Cost Ratio for the entire project (A/B)?	6.906

If you would like to make any comments, please enter them below.

Thank you for your consideration. BCA: 6.91/per safe room (3 safe rooms)

Attachments

Name	File Size (KB)
BCA Report.pdf	38

SHPO-Camp ToPeNeBee.pdf	335
USACE-BSA LaSalle Council.pdf	215
DNR Response Letter.pdf	130
SHPO Response Letter.pdf	102
PDMC18 aerial BSA SafeRoom.pdf	1227
PDMC18 FIRM BSA SafeRoom.pdf	273
PDMC18 street BSA SafeRoom.pdf	716
ToPeNeBee Storm Shelter Locations.pdf	652

B. National Historic Preservation Act - Archeological Resources

- * 1. Does your project involve disturbance of ground? Yes

If Yes, you must confirm that you have provided the following:

- ☒ A description of the ground disturbance by giving the dimensions (area, volume, depth, etc.) and location
- ☒ The past use of the area to be disturbed, noting the extent of previously disturbed ground.
- ☒ A USGS 1:24,000 scale or other site map showing the location and extent of ground disturbance.

To help FEMA evaluate the impact of the project, please indicate below any other information you are providing:

- ☐ Any information about potential historic properties, including archeological sites, in the project area. Sources of this information may include SHPO/THPO, and/or the Tribe's cultural resources contact if no THPO is designated. Include, if possible, a map showing the relation of any identified historic properties to the project area.
- ☒ Attached materials or additional comments.

Comments:

The proposed storm shelters will each be 864 square feet and will be dug into the ground in order to be an effective storm shelter. The shelters will be dug approximately 3 feet to 9 feet deep. The areas of the proposed storm shelters were used for some program related activities. Those activities will now take place above the storm shelters, under the canopies.

Attachments:

Name	File Size (KB)
ToPeNeBee Storm Shelter Locations.pdf	652
Storm Shelter Drawings.pdf	667

C. Endangered Species Act and Fish and Wildlife Coordination Act

- * 1. Are Federally listed threatened or endangered species or their critical habitat present in the area affected by the project? No

If Yes, you must confirm that you have provided the following:

- ☐ Information you obtained to identify species in or near the project area. Provide the source and date of the information cited.

☒ Attached materials or additional comments.

Comments:

The lake is approximately 5 acres and approximately 100 yards from one of the proposed shelters. On the attached USGS 1:24,000 scale map, the shelter is the red dot next to the body of water.

Attachments:

Name	File Size (KB)
'57 Building (2).jpg	98
'57 Building (3).jpg	116
ToPeNeBee Storm Shelter Locations.pdf	652
PDMC18 topo BSA SafeRoom.pdf	837
PDMC18 wetlands BSA SafeRoom.pdf	1257
USGS Lake - Shelter Location.png	1007

D. Clean Water Act, Rivers and Harbors Act, and Executive Order 11990 (Protection of Wetlands)

- * 1. Will the project involve dredging or disposal of dredged material, excavation, adding fill material or result in any modification to water bodies or wetlands designated as "waters of the U.S" as identified by the US Army Corps of Engineers or on the National Wetland Inventory? No

If Yes, you must confirm that you have provided the following:

- ☐ Documentation of the project location on a USGS 1:24,000 scale topographic map or image and a copy of a National Wetlands Inventory map or other available wetlands mapping information.

To help FEMA evaluate the impact of the project, please indicate below any other information you are providing:

- ☐ Request for information and response letter from the US Army Corps of Engineers and/or State resource agencies regarding the potential for wetlands, and applicability of permitting requirements.
- ☐ Evidence of alternatives considered to eliminate or minimize impacts to wetlands.
- ☐ Attached materials or additional comments.

Comments:

Attachments:

Name	File Size (KB)
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E. Executive Order 11988 (Floodplain Management)

- * 1. No

G. Farmland Protection Policy Act

- * 1. Will the project convert more than 5 acres of "prime or unique" farmland outside city limits to a non-agricultural use? No

Comments:

Attachments:

Name

File Size (KB)

H. RCRA and CERCLA (Hazardous and Toxic Materials)

- * 1. Is there a reason to suspect there are contaminants from a current or past use on the property associated with the proposed project? No

If Yes, please indicate below any other information you are providing to help FEMA evaluate the impact of the project:

- ☐ Comments and any relevant documentation.
- ☐ Results of any consultations with State or local agency to obtain permit with requirements for handling, disposing of or addressing the effects of hazardous or toxic materials related to project implementation.
- ☐ Attached materials or additional comments.

Comments:

- * 2. Are there any studies, investigations, or enforcement actions related to the property associated with the proposed project? No

If Yes, please indicate below any other information you are providing to help FEMA evaluate the impact of the project:

- ☐ Comments and any relevant documentation.
- ☐ Results of any consultations with State or local agency to obtain permit with requirements for handling, disposing of or addressing the effects of hazardous or toxic materials related to project implementation.
- ☐ Attached materials or additional comments.

Comments:

- * 4. Do you know if any of the current or past land-uses of the property affected by the proposed project or of the adjacent properties are associated with hazardous or toxic materials? No

- * 2. Are there controversial issues associated with this project? No

If Yes, please indicate in the text box below a description of the requirements, issues or public involvement effort.

- * 3. Have you conducted any public meeting or solicited public input or comments on your specific proposed mitigation project? Yes

If Yes, please indicate in the text box below a description of the requirements, issues or public involvement effort.

The LaSalle Council - Boy Scouts of America did publish our intentions to add storm shelters in Michigan City News Dispatch and the LaPorte Herald Argus (see attached).

Attachments:

Name	File Size (KB)
HearldArgusAffidavit.pdf	374
NewsDispatchAffidavit.pdf	651

K. Summary and Cost of Potential Impacts

- * 1. Having answered the questions in parts A. through J., have you identified any aspects of your proposed project that have the potential to impact environmental resources or historic properties? No

If Yes, you must confirm that you have:

- ☐ Evaluated these potential effects and provided the materials required in Parts A through J that identify the nature and extent of potential impacts to environmental resources and/or historic properties.
- ☐ Consulted with appropriate parties to identify any measures needed to avoid or minimize these impacts.
- ☐ Considered alternatives that could minimize both the impacts and the cost of the project.
- ☐ Made certain that the costs of any measures to treat adverse effects are realistically reflected in the project budget estimate.

Comments:

Attachments:

Name	File Size (KB)
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Evaluation (Page 1 of 2)

Is the recipient participating in the [Community Rating System \(CRS\)](#)? No

If yes, what is their [CRS rating](#)?

Is the recipient a [Cooperating Technical Partner \(CTP\)](#)? No

Is the recipient a [Firewise Community](#)? No

If yes, please provide their [Firewise Community](#) number.

Has the recipient adopted building codes consistent with the [International Codes](#)? No

Has the recipient adopted the [National Fire Protection Association \(NFPA\) 5000 Code](#)? No

Have the recipient's building codes been assessed on the [Building Code Effectiveness Grading Schedule \(BCEGS\)](#)? No

If yes, what is their [BCEGS](#) rating?

Assurances and Certifications

Please click the link in the status column to view forms.

Forms

Status

Part II: Assurances **Construction** Programs.

[Complete](#)

Part II: Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibilities Matters; and Drug-Free Workplace Requirements.

[Complete](#)

Part III: SF-LLL, Disclosure of Lobbying Activities (**Complete only if applying for a grant of more than \$100,000 and have lobbying activities using Non-Federal funds. See the Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibilities Matters; and Drug-Free Workplace Requirements form for lobbying activities definition.**)

Not Applicable

Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements.

Attachments	
Name	File Size (KB)
Certifications Regarding Lobbying - Signed.pdf	91

Section 17.630 of the regulations provide that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for FEMA funding. States and State agencies may elect to use a Statewide certification.

WildLife Coordination Act	100 yards from one of the proposed shelters. On the attached USGS 1:24,000 scale map, the shelter is the red dot next to the body of water.	PDMC18 ToPeNe USGS L
EHP - I - Executive Order 12898	Outside of the campgrounds there are a number of homes, but demographic unknown.	
EHP - J - Other Environmental/Historic Preservation Laws or Issues	The LaSalle Council - Boy Scouts of America did publish our intentions to add storm shelters in Michigan City News Dispatch and the LaPorte Herald Argus (see attached).	HearldA NewsDis
Property - 0377 N Holmesville RD Michigan City 46360	There is currently no damage to camp. This is for three safe rooms/storm shelters that will be built on camp property, but in currently open spaces.	ToPeNe

Comments for FEMA

Thank you for your consideration.

Go Back

Close Window